

# EMERGENCE OF UNPLANNED DEVELOPMENT WITHIN PLANNED GROWTH OF CITIES- PERSPECTIVE OF GREATER MOHALI REGION

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## ABSTRACT

The extensive growth of cities and towns and the consequent pressure on urban land, massive housing shortage has become a major issue of concern in developing countries. Role of private colonizers has remained significant over the past. It is basically the outcome of the inability of the public sector to meet the demand for lower and middle income groups.

The objective of the study is to evaluate the growth of private residential townships developments in Mohali and to identify the problems and issues and to make recommendation to improve the development Greater Mohali Region covers a geographical expanse of about 1190 sq.km and is divided into 6 Local Planning Areas namely SAS Nagar, Banur, Mullanpur, Kharar, Zirakpur, Derabassi .

Greater Mohali region is one of the 17 districts in Punjab, situated in south west of Chandigarh which is the capitol of north Punjab and Haryana. Since Chandigarh was planned for half a million populations but due to rapid urbanization the population has reached up to 9 lakhs. It is observed that when large quantum of land is opened up for the development, the role of the private developer pitches in, leading to the land assembly being done by the developers directly from the owners/farmers of the land causing problems regarding negotiation and speculation

Study of Settlement Levels, Offered Housing Typology, Planning, Density Prices, Facilities, Infrastructure and Resident Survey of 6 Projects namely Omaxe Township Mullanpur, Wave Estate SAS Nagar, Emaar MGF SAS Nagar Mohali, Sunny Enclave Kharar, Innovative Housing Mullanpur aimed to evaluate the growth of private residential townships development in Mohali, identify the problems and issues and to make recommendation to enhance the development in Greater Mohali Region.

Observations on analysing growth of these Mega Townships in GMADA region .As per mega township policy 2006, any development more than 11 Acres is termed to be as mega township , the maximum area of development is not fixed. It is leading to vacant unoccupied plot with no end user. With regard to population density, maximum 15% of the site can be developed as flatted development whereas rest of 85% is mandatory to be given under plot. Due to this the city is expanding horizontally with very low density. Maximum 5% is to be given for commercial development within townships leading to provision of high end facilities by the developers which are unaffordable for the lower income group. Hence, the facilities are not planned as per the income group. Reservations for Economically weaker section is very less ie. only 5% and there is no clarity about the construction and disposal of EWS Units resulting in non development of this part of the township by the private developer. Therefore, EWS People are forced to find affordable housing in the unplanned sectors like unauthorized colonies and clubs.

Although the cities expand keeping in view the future developments which are to come up still the lack of supply of affordable housing in the planned areas by private or public authorities results in emergence of unplanned areas further resulting in housing backlog and increase in percentage of unauthorized sector in the cities.

## REFERENCES

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